


**FAIRFAX COUNTY, VIRGINIA
2005 SOUTH COUNTY AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

Date Received: 9/23/05
 Date Accepted: _____
 Planning District: _____
 Special Area: _____

SECTION 1: NOMINATOR/AGENT INFORMATIONName: Lars Issa-President LBHCADaytime Phone: 703-534-2662Address: 3101 Olin Drive, Falls Church, VA 22044Nominator E-mail Address: Lars@digitalrainmaker.comSignature of Nominator (NOTE: There can be only one nominator per nomination):
Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

President - Lee Boulevard Heights Citizens Association**SECTION 2: GENERAL INFORMATION**Check appropriate supervisor district: ☐ Braddock ☐ Lee ☒ Mason ☐ Mount Vernon ☐ SpringfieldTotal number of parcels nominated: 36Total aggregate size of all nominated parcels (in acres and square feet): Not listed in County Website sq. ft. _____ acresIs the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No**SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.**

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.**SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS**
 See Section IV, #4, of the Citizen's Guide for instructions.

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

Current Comprehensive Plan Text for nominated property:

Sub-Unit B-4

To provide a transition in land use intensity between Arlington Boulevard and the Lee Boulevard Heights subdivision to the south, Parcels 51-4((15))1-21 are planned for townhouse office use up to .35 FAR, well buffered from the residential uses to the south. Parcels 51-4((2))(B)1-7, 51-4((2))(A)4-9, and 51-4((1))6 and 8 are planned for office use up to .25 FAR, with retention of existing residential structures encouraged to form a transition zone. As an option, this area may be considered for redevelopment with townhouse office uses up to .35 FAR, provided that building height is limited to 40 feet, logical consolidation of parcels is achieved, and screening to include a solid wall and effective landscaping adjacent to single-family residences is provided. These parcels are designated as a gateway location.

Proposed Comprehensive Plan Text for nominated property:

To provide a transition in land use intensity between Arlington Boulevard and the Lee Boulevard Heights subdivision to the south, Parcels 51-4((15))1-21 are planned for townhouse office use up to .35 FAR, well buffered from the residential uses to the south. Parcels 51-4((2))(B)1-7, 51-4((2))(A)4-9, and 51-4((1))6 and 8 are planned for office use up to .25 FAR, with retention of existing residential structures encouraged to form a transition zone. These parcels are designated as a gateway location.

If existing structures are not retained, any development shall:

- . Preserve existing buffers of vegetation and trees;
- . Be compatible with the surrounding neighborhood in terms of both the architectural design and density;
- . Have architectural features that are consistent with the pre-existing structure in terms of material, roof line, and exterior siding. Existing buildings are dark brick and/or stone on all sides;
- . Have an unbroken strip of open space a minimum of 35 feet wide and planted in accordance with Transition Screening 2 requirements; to serve as both a residential buffer and to reduce stormwater run-off/surface water flooding.
- . Have minimal on-site parking with impervious surfaces at or below current levels and on-site stormwater management facilities to prevent runoff and surface water flooding in the adjacent residential neighborhood.
- . Provide enhanced pedestrian circulation in the form of Americans with Disabilities Act compliant sidewalks and lighting.

To support the Plan's objective of reducing the negative effects of commercial activities along Arlington Boulevard and to prevent commercial encroachment onto the adjacent stable and established neighborhood, it is essential that any development in this area not exceed current uses and intensity, and that such uses incorporate adequate transition barriers consisting of a solid wall and effective landscaping as described above.

PLEASE NOTE: The County website does not contain lot sizes for all parcels in this sub-unit.

SECTION 6: JUSTIFICATION

The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

We applaud the stated commitments of the Fairfax County Board of Supervisors and Fairfax County Planning Commission to:

“foster land use compatibility with adjacent residential neighborhoods”;

“...protect stable residential neighborhoods from commercial encroachment associated with redevelopment”;

“strengthen the area’s quality of life for its own and neighboring residents”.

It is essential to maintain the focus on these commitments while deciding what type(s) of development are appropriate for each land unit and sub-unit.

For Sub-Unit B-4, the first portion of the current wording supports this approach, especially including a recommendation for the retention of existing residential structures to form a transition zone. These 2-story residential structures [parcels 51-4((2))(A)4-9 and (B)1-6] of brick or stone, fronted by lawns, shrubs and trees, are mostly occupied by professional offices whose uses and appearance are compatible with the adjacent residential neighborhood, Lee Boulevard Heights.

Continuing west to Patrick Henry, however, beginning with parcel 51-4((2))(B)7, the Montessori school, there is increasingly dense commercial activity with the the Professional Courts townhouse office condominium (3-stories), the Comfort Inn Motel and McDonald’s. These buildings are fronted by paved parking lots. The Montessori school after its recent rebuilding has no landscape buffer for the parking lot from the street, and (although zoned C-2) resembles the C-3 commercial strips in the 6500 and 6700 blocks of Arlington Boulevard. This is certainly not in keeping with the rest of the neighborhood, and represents a trend towards the “commercial encroachment” this Plan is trying to prevent.

In addition, Sub-Unit B-4 is bordered on the east by the Boulevard Square office condominium (thirteen 2-story units), the 7 Corners Medical Center and the 20+ Fallswood Glen Court townhomes. The only access to Arlington Boulevard from adjoining residential neighborhoods (Lee Boulevard Heights, Upper and Lower Munson Hill) is shared with the occupants, guests and/or clients of these commercial buildings. The frequent accidents and near-misses at this intersection testify to the need to prohibit any further increase in density for this sub-unit.

The option for “redevelopment with townhouse office uses up to .35 FAR” which is found in the second section of the current plan would work against the stated goals and commitments by:

further increasing building density;

further increasing concrete and decreasing lawn, trees and other landscaping;

further increasing traffic;

potentially altering the types of uses of these parcels --

thus promoting the very opposite of the encouragement of the "retention of existing residential structures" found in the first section of the current paragraph.

We therefore strongly reject this "option", and offer the substitute wording attached to not exceed the current uses and intensity.

SECTION 3: SPECIFIC INFORMATION TABLE

SPECIFIC INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
51-4 2A 4	John F & Frances M Schiller	6063 Arlington Blvd Falls Church, VA 22044	6063 Arlington Blvd Falls Church VA 22044	.25 acre	7004-2510-0005-7163-7248
51-4 2A 5	Millennium Lotus, LLC	6065 Arlington Blvd Falls Church, VA 22044	1111 Towlston Rd McLean, VA 22102	.23 acre	7004-2510-0005-7163-7118
51-4 2A 6	Millennium Lotus, LLC	6067 Arlington Blvd Falls Church, VA 22044	same as above	.24 acre	same as above
51-4 2A 7	Hoang Enterprises Inc.	6069 Arlington Blvd Falls Church VA 22044	6069 Arlington Blvd Falls Church VA 22044	.24 acre	7004-2510-0005-7163-7125
51-4 2A 8	James L. Smith	6071 Arlington Blvd Falls Church VA 22044	3535 N Ohio St Arlington VA 22207	.24 acre	7004-2510-7163-7132
51-4 2A 9	David S. Frenkel	6073 Arlington Blvd Falls Church VA 22044	6073 Arlington Blvd Falls Church VA 22044	.33 acre	7004-2510-0005-7163-7149
51-4 2B 1	Calvin & Siddhan Covington	6075 Arlington Blvd Falls Church VA 22044	5152 N 38 St Arlington VA 22207	.36 acre	7004-2510-0005-7163-7231
51-4 2B 2	Hemet M. Watt-Song Tran 9009 Advantage Ct. Bowie	6077 Arlington Blvd Falls Church VA 22044	6077 Arlington Blvd Falls Church VA 22044	.25 acre	7004-2510-0005-7163-7224
51-4 2B 3	Huong Xuan Corp	6079 Arlington Blvd Falls Church VA 22044	6079 Arlington Blvd Falls Church VA 22044	.25 acre	7004-2510-0005-7163-7217

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51-4 15 3	LT Two Fold Investment Partnership	6109A Arlington Blvd Falls Church VA 22044	6109A Arlington Blvd Falls Church VA 22044	not given on website	7004-2510-0005-7162-5610
51-4 15 4	same as above	6109B Arlington Blvd Falls Church VA 22044	same as above		same as above
51-4 15 5	same as above	6109C Arlington Blvd Falls Church VA 22044	same as above		same as above
51-4 15 6	Kathleen E. Froemming	6107A Arlington Blvd Falls Church VA 22044	12846 Parapet Way Herndon VA 20171		7004-2510-0005-7162-5627
51-4 15 7	Kathleen E. Froemming & Linda Hensel	6107B Arlington Blvd Falls Church VA 22044	same as above		7004 2510-0005-7162-5634
51-4 15 8	David Bernhard & Cheryl Gardner	6105D Arlington Blvd Falls Church VA 22044	6105D Arlington Blvd Falls Church VA 22044		7004-0550-0000-9318-9502
51-4 15 9	same as above	same as above	same as above		same as above
51-4 15 10	Zhiqiang Lu & Le Lei	6109D Arlington Blvd Falls Church VA 22044	6109D Arlington Blvd Falls Church VA 22044		7004-0550-0000-9318-9519
51-4 15 11	Peter K. Yang & Julia C. Yang	6109F Arlington Blvd Falls Church VA 22044	6109F Arlington Blvd Falls Church VA 22044		7004-0550-0000-9318-9526

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Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
51-4 2B 4	Ban T Vu & Bich-Loc Nguyen	6081 Arlington Blvd Falls Church VA 22044	8812 Gallant Green Dr McLean VA 22102	.25 acre	7004-2510-0005-7163-7194
51-4 2B 5	Paul C Nguyen	6083 Arlington Blvd Falls Church VA 22044	7434 Mason Lane Falls Church VA 22042	.25 acre	7004-2510-0005-7163-7200
51-4 2B 6	Chuyen T Nguyen & Loan T Nguyen	6101 Arlington Blvd Falls Church VA 22044	46218 Malpole Terr Sterling VA 20165-8744	.25 acre	7004-2510-0005-7163-7187
51-4 2B 7	Falls Church LLC	6103 Arlington Blvd Falls Church VA 22044	5026 Huntwood Manor Dr Fairfax VA 22030	.25 acre	7004-2510-0005-7163-7170
51-4 1 6	George Associates, LLC	6043 Arlington Blvd Falls Church VA 22044	6043 Arlington Blvd Falls Church VA 22044	.5 acre	7004-2510-0005-7163-7163
51-4 1 8	George Associates, LLC	6045 Arlington Blvd Falls Church VA 22044	6043 Arlington Blvd Falls Church VA 22044	.5 acre	same as above
51-4 15 1	James E Burgess & Cheryl A Trs	6105A Arlington Blvd Falls Church VA 22044	6105A Arlington Blvd Falls Church VA 22044	not given on website	7004-0550-0000-9318-9496
51-4 15 2	same as above	same as above	same as above	not given on website	same as above

SPECIFIC INFORMATION TABLE

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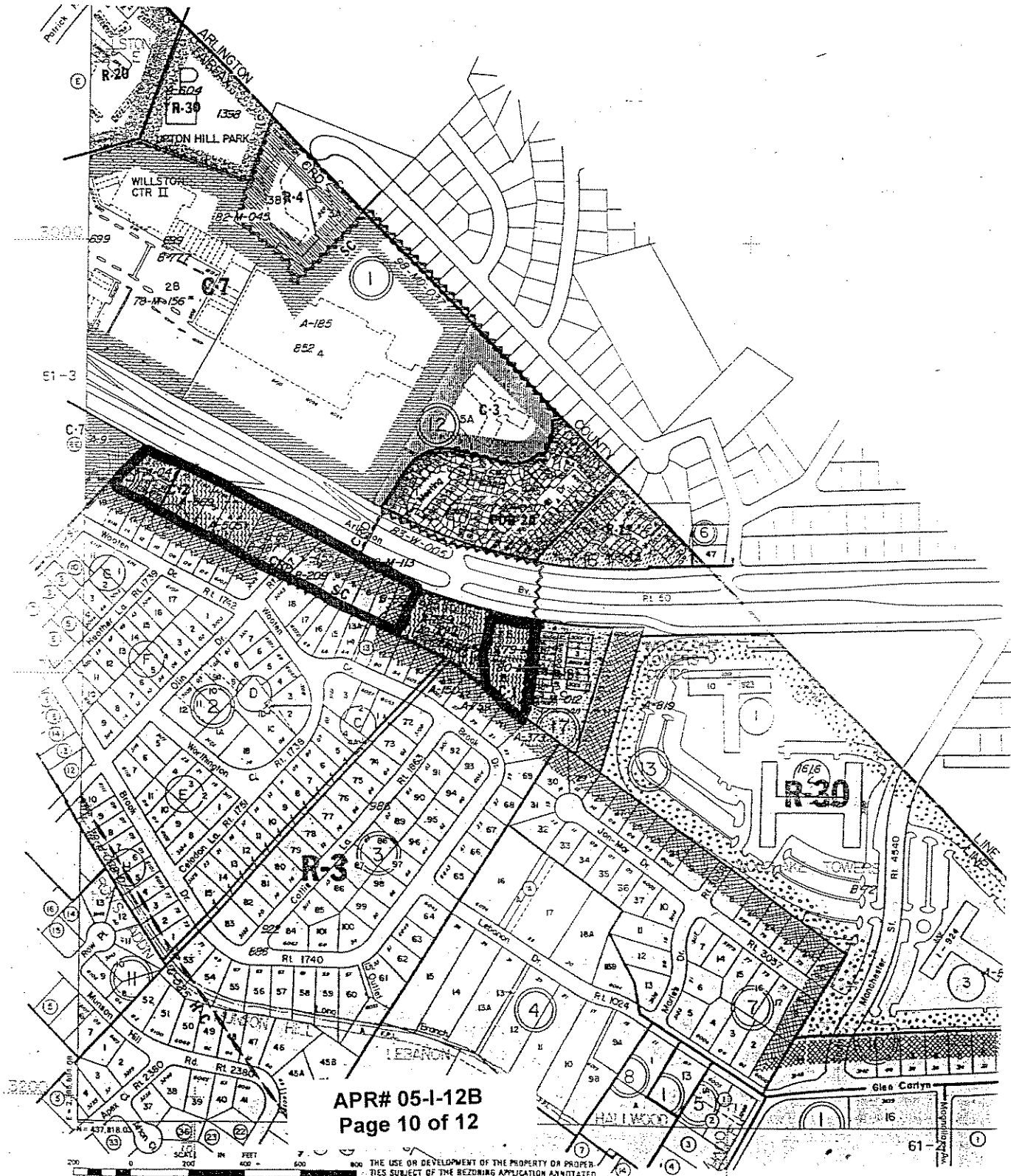
IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres and given in website	Signature of Owner or Certified Receipt Number
51-4 15 12	Society for Person-ality Assessment	6109 H Arlington Blvd	6109H Arlington Blvd		7004-0550-0000-9318-9533
51-4 15 13	David Bernhard & Cheryl Gardner	6107D Arlington Blvd Falls Church VA 22044	6107D Arlington Blvd Falls Church VA 22044		7004-0550-0000-9318-9540
51-4 15 14	Y Nguyen & Rose N H Nguyen	6107F Arlington Blvd	6107F Arlington Blvd		7004-0550-0000-9318-9557
51-4 15 15	Nancy J Demarco et al	6105G Arlington Blvd Falls Church VA 22044	6105G Arlington Blvd Falls Church VA 22044		7004-0550-0000-9318-9564
51-4 15 17	Wong Heng & Sou K Heng	6109E Arlington Blvd Falls Church VA 22044	6925 E Terrace Pl Annandale VA 22044		7004-2510-0005-7163-7156
51-4 15 18	Luis A Gonzalez & Lizzette Soler-Gonzalez	6109G Arlington Blvd Falls Church VA 22044	6109G Arlington Blvd Falls Church VA 22044		7004-2510-0005-7162-5603
51-4 15 19	same as above	6109J Arlington Blvd Falls Church VA 22044	Same as above		same as above
51-4 15 20	Sy Le Tran	6107E Arlington Blvd Falls Church VA 22044	1359 Northwyck Ct. McLean VA 22101		7004-2510-0005-7162-5535
51-4 15 21	Marcia M Grenell	6107G Arlington Blvd Falls Church VA 22044	6107G Arlington Blvd Falls Church VA 22044	✓	7004-2510-0005-7163-7101

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Seven Corners Community Business Center
Land Unit Recommendations, Land Unit B, Sub Unit B-4

SECTION 5: MAP OF SUBJECT PROPERTY



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THE USE OR DEVELOPMENT OF THE PROPERTY OR PROPERTIES SUBJECT OF THE REZONING APPLICATION ANNOTATED IS RESTRICTED BY THE DESIGNATED ZONING DISTRICT REGULATIONS BY PROFFERED CONDITIONS (#1) OR COVENANTS (#2). A COMPLETE EXPLANATION IS PROVIDED ON PAGE 7 OF THE OFFICIAL ZONING MAP.

TAX MAP 51-4

Hardy, Sara Robin

To: lars@digitalrainmaker.com

Subject: APR Nomination on behalf of Lee Boulevard Heights Citizens Association (PC-2005-135)

Mr. Issa:

Thank you for submitting the above referenced APR nomination. After administrative processing the nomination, I have just two issues that need to be resolved before the nomination can be initially accepted and forwarded to the Planning Division of the Department of Planning & Zoning (DPZ).

1. There is a discrepancy in ownership for 51-4 ((2)) (B) 2. This is the parcel with the property address of 6077 Arlington Boulevard. The name/address of the owner you listed and sent notice to is Hamat M. Watt. The owner listed with DTA (Department of Tax Administration) for this parcel is: Sang Tran with a mailing address of 9009 Advantage Court, Burke VA 22015. It is possible that the property was sold by Mr. Tran to Mr. Watt and that the County's records do not yet reflect the sale. If this is the case, I would just need you to send me a email to that effect. If not, in order to achieve the notice requirement, I would need you to send your letter by certified mail to Mr. Tran. If this is what you need to do, then I will need a copy of the letter and certified receipt. If it would be easier for you - you could fax both to me at 703-324-3948 (fax number).

2. You listed 36 on your nomination as the number of parcels included in the nomination, however your information table as well as the list that I ran (to ensure that you provided adequate notification) only totals 35. Could you please check your copy again? I will be happy to change the "36" to "35" if that concurs with your numbers.

Please let me know if you have any questions. I'll forward your nomination to DPZ as soon as these minor issues are resolved.

Robin Hardy

Sara Robin Hardy
Assistant Director
Planning Commission Office
sara.hardy@fairfaxcounty.gov

Hardy, Sara Robin

From: lars@digitalrainmaker.com
Sent: Monday, October 17, 2005 12:54 AM
To: Hardy, Sara Robin
Subject: Re: APR Nomination on behalf of Lee Boulevard Heights Citizens Association (PC-2005-135)

Ms. Hardy:

Thank you for your note. Sorry for the delay, I have just returned home from a trip.

On item 1: I will contact the person who put together the mailings. I asked the same question at the time (since I knew the property had been sold recently). She said the County provided the exact list of the individuals that must be notified. I will try to find out more details, but will be happy to get a letter out to the right person ASAP.

On item 2: We are happy to defer to the County on the proper count.

Thank you!

Lars Issa

President - LBHCA

On Mon, 10 Oct 2005 15:18:08 -0400

"Hardy, Sara Robin" <Sara.Hardy@fairfaxcounty.gov> wrote:

> Mr. Issa:

>

> Thank you for submitting the above referenced APR nomination. After
 > administrative processing the nomination, I have just two issues that
 > need to be resolved before the nomination can be initially accepted and
 > forwarded to the Planning Division of the Department of Planning &
 > Zoning (DPZ).

>

> 1. There is a discrepancy in ownership for 51-4 ((2))

> (B) 2. This is

> the parcel with the property address of 6077 Arlington Boulevard. The
 > name/address of the owner you listed and sent notice to is Hamat M.

> Watt. The owner listed with DTA (Department of Tax

> Administration) for

> this parcel is: Sang Tran with a mailing address of 9009 Advantage

> Court, Burke VA 22015. It is possible that the

> property was sold by

> Mr. Tran to Mr. Watt and that the County's records do not yet reflect

> the sale. If this is the case, I would just need you to send me a

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> Robin Hardy

>

>

>

> Sara Robin Hardy

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